

**TOWNSHIP OF WEST MILFORD
PLANNING BOARD**

MINUTES

January 3, 2019

Regular Meeting

Chairman Christopher Garcia opened the January 3, 2019 Regular Meeting of the West Milford Planning Board at 7:26 p.m. with a reading of the Legal Notice followed by the Pledge of Allegiance.

ROLL CALL

Present: Steven Castronova, Linda Connolly, Warren Gross, Douglas Ott, Councilman Luciano Signorino, Geoffrey Syme, Glenn Wenzel, Chairman Christopher Garcia.

Absent: Mayor Michele Dale, Board Attorney Thomas Germinario, Board Engineer Paul Ferriero, Board Planner Jessica Caldwell.

Chairman Christopher Garcia requested Mr. Castronova sit on the Board for the Class IV Member and advised that a quorum was present to hold this regular meeting. He further advised that the Mayor and the Board's professionals were excused from attending this meeting.

PUBLIC PORTION

The public portion was opened by Chairman Garcia. With no one present wishing to address the Board, the public portion was **closed** on a **motion** by Steven Castronova with a **second** by Councilman Lou Signorino.

APPLICATIONS

NEW APPLICATIONS – None.

PENDING APPLICATIONS – None.

MEMORIALIZATIONS

Resolution No. 2019-05

ENVIRONMENTAL CONSTRUCTION CO.

Minor Subdivision & Bulk Variances #PB-01-18-02

Block 4106; Lot 1

99 Long Pond Road; LR Zone

Granted: Minor Subdivision and Bulk Variances approvals to subdivide an existing lot into two individual building lots for proposed single family dwellings.

Motion by Steven Castronova, with a **second** by Geoffrey Syme, to **approve** the memorialization of Resolution No. 2019-05 for Environmental Construction Co.

Eligible To Vote Roll Call

Yes: Steven Castronova, Linda Connolly, Chairman Christopher Garcia, Warren Gross, Douglas Ott, Councilman Lou Signorino, Geoffrey Syme, Glenn Wenzel.

No: None.

Motion approved.

NEW OR ONGOING BUSINESS

Short Term Rentals/Airbnb Facilities – Under review by the Ordinance Committee.

ORDINANCES FOR INTRODUCTION – None.

ORDINANCES REFERRED FROM COUNCIL – None.

BOARD PLANNER'S REPORT – None.

BOARD ATTORNEY'S REPORT – None.

BOARD ENGINEER'S REPORT – None.

MISCELLANEOUS

Invoices

Invoices from the Board's professionals for December 2018 were not available for approval by the Board and would be on the agenda for the next regular meeting.

MINUTES

The Minutes from the December 20, 2018 regular meeting were **unanimously approved** by the Board members who were present at that meeting, on a **motion** by Steven Castronova and a **second** by Linda Connolly.

CORRESPONDENCE RECEIVED:

The following correspondence items were reviewed and filed:

Highlands Water Protection and Planning Act Correspondence

1. None.

NJ Department of Environmental Protection Correspondence

1. Treatment Works Approval No. 18-0339 – Moosehead Marina, dated December 19, 2018, received from the NJDEP for Gogats Holding Co., 263 Lakeside Rd, Block 3202; Lot 6 regarding the construction of a subsurface wastewater treatment and disposal system for existing residential/commercial development at 263 Lakeside Road (Moosehead Marina).
2. Stipulation of Settlement, Notice of Resolution received from the NJDEP, dated December 21, 2018, regarding John Aiello, Block 4402; Lot 1, advising that the restoration work, including the removal of fill and implementation of an approved planting plan, has been completed. Therefore, the requirements of the Stipulation of Settlement, dated December 4, 2012, and associated violations are hereby resolved.
3. Suspected Hazardous Discharge notice received from the NJDEP, dated December 20, 2018, regarding Block 509; Lot 12, 414 Warwick Tpk., with respect to removal of one 550 gallon UST, with clean up pending.
4. Notification of a General Permit application being submitted to the NJDEP, dated 10-26-18, for Lazara Fernandez, 2 Glencross Road, Block 7005; Lot 3 regarding construction in wetlands or a transition area.
5. Suspected Hazardous Discharge notice received from the NJDEP, dated December 11, 2018, regarding Block 7508; Lot 16, 1367 Union Valley Road, with respect to a historic discharge resulting in soil contamination from a previous UST removal. Contamination was identified during the recent removal of one 10,000 gal gasoline UST, one 12,000 gal gasoline UST, and one 10,000 gal diesel UST.
6. Suspected Hazardous Discharge notice received from the NJDEP, dated December 8, 2018, regarding Block 16307; Lot 14, 84 Circle Dr., with respect to removal of one 550 gallon UST, with clean up pending.
7. No Further Action correspondence, dated December 6, 2018, received from the NJDEP regarding the removal of one 275 Gal #2 H.O. AST for 8 Mayfair Road, Block 12208; Lot 25.
8. Notification of a General Permit application being submitted to the NJDEP, dated 11-26-18, for Steven Eid, 102 Wayside Road, Block 806; Lot 28 regarding construction in wetlands or a transition area.

Miscellaneous.

1. None.

ADJOURNMENT

Prior to adjourning, Chairman Christopher Garcia advised that the next regular meeting was scheduled for January 24, 2019. If that meeting is held, the Ordinance Committee should plan to meet with the Board's Planner, Jessica Caldwell, to discuss the revised short-term rental draft ordinance. The Board's Secretary will contact Ms. Caldwell to determine the time for the Ordinance Committee meeting.

With no other matters to be brought before the Planning Board, Chairman Christopher Garcia **adjourned** the regular meeting of January 3, 2019 at 7:40 p.m. on a **motion** made by Councilman Lou Signorino with a **second** by Steven Castronova.

Approved: February 7, 2019

Respectfully submitted by,

Tonya E. Cubby, Secretary